

## **MEETING RECORD**

**NAME OF GROUP:** NEBRASKA CAPITOL ENVIRONS COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, August 24, 2006, 8:00 a.m., Room 206, County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS AND OTHERS IN ATTENDANCE:**

|                 |  |
|-----------------|--|
| <b>Members:</b> | Jim Hewitt, V.J. Nelson, Tom Laging, Patrick O'Donnell, Jeff Searcy and Kim Todd.  |
| <b>Others:</b>  | Allen Soukup (Law Enforcement); Lynn Johnson and Jerry Shorney (Parks and Recreation); Bob Ripley (Capitol Administration); Ed Zimmer and Michele Abendroth (Planning Department). |

**STATED PURPOSE OF MEETING:** Regular Meeting of the Nebraska Capitol Environs Commission

Chair Searcy called the meeting to order at 8:01 a.m.

### **Approval of meeting notes of May 25 and June 22, 2006**

Hewitt moved approval of the May 25, 2006 and June 22, 2006 minutes with the corrections to the June 22 minutes as submitted by Bob Ripley; it was seconded by Nelson. Motion carried 6-0. Hewitt, Laging, Nelson, O'Donnell, Searcy and Todd voting 'yes'.

### **Miscellaneous**

Captain Allen Soukup stated that there is a possibility of starting the redevelopment of Centennial Mall with the placement of a law enforcement memorial on Centennial Mall. The majority of law enforcement feel that it should be on the capitol. The memorial would be on the M to K block and would not impede the view of the capitol. It would be concave granite walls with names of 130 Nebraska law enforcement officers who have died in the line of duty. In the center would be badges. They have \$260,000 to begin the project. He feels it would be a great asset to the Mall and possibly what is needed to jumpstart the redevelopment.

Lynn Johnson stated that three things need to happen prior to the start of this project. First, the Master Plan needs to be approved and finalized. Next is to get the block engineered and then a fundraising effort embarked upon.

Laging stated that one of recommendations in the Plan is that there be three fountains with one being in front of the State Office Building because of the big population there. He feels that this could possibly preclude the large walls. Ripley noted one factor in the process is that this is a big gathering area for state employees. He does not see it as an incompatible function.

Laging stated that there needs to be a larger concept in place, and one project should not drive the whole process. This includes how we raise the money to get there. Ripley stated that we need to provide the infrastructure on any block on the Mall. He feels it is unfair to build something on the middle of the Mall with the edges crushing away.

Johnson feels that it would be nice to have some public money for this project. Ripley stated that the idea of a private fund-raising effort would be an incentive for the State to participate.

Hewitt stated that he believes it is not a good idea to develop the area on a block by block basis. Soukup stated that redevelopment of the entire Mall was attempted several years ago and it was unsuccessful because the costs were prohibitive. Zimmer believes that the concept should be in place, but construction could be done block by block.

Todd stated that she feels the Commission should move forward on this project. She believes it could be a catalyst project. Ripley stated that he agrees. They have been trying to gain momentum on Centennial Mall for a long time, and this is a project that could provide that momentum.

Todd moved to give direction to staff to work with law enforcement to create the circumstances for a memorial which includes refining the design and engineering work and discussion of fundraising efforts; it was seconded by Laging. Motion carried 5-1. Laging, Nelson, O'Donnell, Searcy and Todd voting 'yes'; Hewitt voting 'no'.

**Application by Encompass Architects on behalf of Ohana LLC for a Certificate of Appropriateness for work at 1426 O Street in the Capitol Environs District.**

Zimmer stated there has been a drawing submitted for a building permit for the redesign of the existing building at 1442 O Street. It is a corner building with storefronts on O Street and Centennial Mall. There is a possibility for a sidewalk café. His main concern is the uncertainty of the materials being proposed. He would love to see this building opened up for retail opportunities.

Searcy encouraged the applicant to bring the material design to the Commission.

Todd moved to approve the Certificate of Appropriateness in terms of the concept, but design materials must be brought to the Commission at the next meeting. It was seconded by Nelson. Motion carried 6-0. Motion carried 6-0. Hewitt, Laging, Nelson, O'Donnell, Searcy and Todd voting 'yes'.

**Update on process for Centennial Mall capital campaign (Lynn Johnson, Parks & Recreation Director)**

Johnson stated that the current status of the sower project is determining if it is a public art project or a fund-raising campaign. If it is a fund-raising campaign, the Master Plan must be finalized and approved. They must seek endorsement of the appropriate bodies and develop a fund-raising strategy. If it is a public art project, the project must be introduced to the Capitol Environs Commission initially and then endorsement must be sought from the appropriate arts councils as well as the Parks and Recreation Advisory Board and the Urban Design Committee. It will also need approval from the City Council because it is a temporary display.

Nelson stated that her understanding was that this is a public art project and not a fund-raising campaign. Zimmer stated that this project clearly has a very public art component and he feels it needs approval from the arts councils.

Laging stated that he is not opposed to the concept, but he is concerned with the imagery proposed.

Commissioners agreed that they would like to see a more defined proposal from the project originators. It is also noted that the Commission has not taken any formal position yet, partly due to the fact that an orderly process has not been presented.

#### **Identification of additional Capitol view corridors**

Zimmer noted that there are two additional capitol view corridors to be considered for protection. They are Highway 77 at the Homestead Expressway north of the Van Dorn interchange and North 27<sup>th</sup> Street south of Folkways and north of Superior. He feels that these corridors need to be protected. With approval from the Commission, these corridors would be added to the Comprehensive Plan update.

Commissioners suggested that period reviews of the corridors be done.

Todd departed prior to the following motion.

Laging moved approval of the two additional corridors, seconded by Hewitt. Motion carried 5-0. Hewitt, Laging, Nelson, O'Donnell and Searcy voting 'yes'; Todd absent.

#### **Update on Downtown Design Standards**

Zimmer stated that he will update the Commission on the Downtown Design Standards at the next meeting.

#### **Staff Report**

There being no further business, the meeting was adjourned at 9:22 a.m.

*\*\*Please note that these minutes will not be formally approved until the next meeting of the Capitol Environs Commission. \*\**